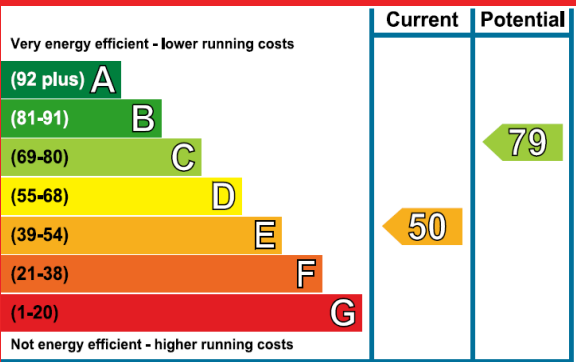


Total area: approx. 56.0 sq. metres (602.3 sq. feet)



SERVICES
Mains water, electricity and drainage are all connected to the property. Central heating is from an oil fired boiler.

TENURE
The property is held under freehold title with vacant possession on completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'A'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



£149,950

Downe Cottage,
York Road,
Little Drifffield



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



Downe Cottage, York Road, Little Driffield, YO25 5XD

DESCRIPTION

Detached bungalows in Little Driffield do not come up very often and this one is not only attractive but also realistically priced. The centrally heated accommodation would now benefit from some redecoration and replacement of the single glazed windows however anyone looking for single-storey living in a prime location should take an early opportunity to view.

LOCATION

Little Driffield lies on the Western outskirts of Great Driffield which is a traditional Market Town which earned its title as Capital of the Wolds by virtue of its central position within the county. Recently voted the 5th best place to live in the north and north east of England. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus. Downe Cottage itself stands opposite a bus stop with a regular service to Driffield.



THE ACCOMMODATION COMPRISES

All ON THE GROUND FLOOR

ENTRANCE HALL

With single radiator, thermostat for the central heating and telephone point.

LIVING ROOM

With multi fuel burner deep set within a central fireplace with rustic wood mantel, double radiator, single radiator and TV aerial point.



KITCHEN

Fitted with a range of modern units including one and a half bowl stainless steel sink with mixer tap, base, wall, drawer and larder cupboard, double oven and grill, four ring ceramic hob with extractor canopy over, planning for automatic washing machine, double radiator, inset ceiling spotlights, wall mounted oil fired central heating boiler and stable style rear entrance door.

BEDROOM ONE

With exposed pine flooring, single radiator and fitted wardrobe.

BEDROOM TWO

With single radiator and overhead storage lockers.

SHOWER ROOM

With three-piece white suite including fully tiled shower cubicle, vanity wash hand basin, dual flush low-level WC, chrome heated towel rail and extractor fan.

OUTSIDE

The garden to the property lies to the rear and is approached via a pedestrian right of access over the neighbouring property or through the bungalow. The garden is designed for low maintenance and includes a gravelled seating area, raised borders, greenhouse and timber garden shed.

There is no vehicular access to the property.

